

Office Use Only:	
Application#	Fees Paid
Date Received	Accepted By

APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE*: Home	s of Hope, Inc	
*	Name	Title / Organization
permit may be limited to this entity		
APPLICANT'S REPRESENTATIVE: J	effrey B Randolph	The Rand
(Optional)	Name	Title / Organization
MAILING ADDRESS: 607 Pendlet	on Street Suite 200 G	Greenville, S.C. 29601
PHONE: 864.420.2504	EMAIL: jrandolph@trg	gcommunities.com
PROPERTY OWNER: Homes of H	lope, Inc	
MAILING ADDRESS: 3 Dunean S	treet, Greenville, S.C.	. 29611
PHONE: 864.269.4663	EMAIL: doglesby@hc	omesofhope.org
	PROPERTY INFORMA	TION
STREET ADDRESS: 610 Pendlet		Tel Creat Annual Control of the Cont
TAX PARCEL #: 0080000101100	ACREAGE: .404	ZONING DESIGNATION: RDV
	PEOLIEST	
Refer to Article 19-4, Use Regulat	REQUEST tions, of the Land Manageme	ent Ordinance (www.municode.com/library/)
Refer to Article 19-4, Use Regulation DESCRIPTION OF PROPOSED LAN 19-4.2.2 B: Residential Use Categories,	tions, of the Land Manageme	ent Ordinance (<u>www.municode.com/library</u> /)

INSTRUCTIONS

 The application and fee, made payable to the City of Greenville, must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.

- The applicant/owner must respond to the "standards" questions on page 2 of this application (you must answer "why" you believe the application meets the tests for the granting of a special exception). See also Section 19-2.3.5, Special Exception Permit, for additional information. You may attach a separate sheet addressing these questions.
- You must attach a scaled drawing of the property that reflects, at a minimum, the following: (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the proposed development (activity); (c) existing buildings and other relevant site improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested special exception.
- You must attach the required application fee: \$250.00
- 5. The administrator will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency, prior to placing the application on the BZA agenda. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the applicant resolve the deficiencies. You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.

6.	You must post the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.
_	'Public Hearing' signs are acknowledged as received by the applicant
	Applicant Signature
	Applicant Signature

7. Please read carefully: The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the applicant seeks.

To that end, the applicant hereby affirms that the tract or portion is not vertically restricted by any recorded covenant that is considered.	
activity.	ordary to, cormicio war, or promoto the requested
M3/1	APPLICANT / REPRESENTATIVE SIGNATURE
/// January 26 2022	
January 26, 2022	DATE
x Ducys	PROPERTY OWNER SIGNATURE
X 1/26/22	DATE

APPLICANT RESPONSE TO SECTION 19-2.3.5(D)(1), STANDARDS - SPECIAL EXCEPTION

(YOU MAY ATTACH A SEPARATE SHEET)

DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH T COMPREHENSIVE PLAN. See Attached Appendix A	1E
 DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN SECTION 19-4.3, USE SPECIFIC STANDARDS. 	ON
See Attached Appendix A	
3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LAY AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF. See Attached Appendix A	DS
4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACE LANDS INCLUDING: VISUAL IMPACTS; SERVICE DELIVERY; PARKING AND LOADING; ODORS; NOIS GLARE; AND, VIBRATION. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL NOT CREATE A NUISANCE. See Attached Appendix A	

APPLICANT RESPONSE TO SECTION 19-2.3.5(D)(2), STANDARDS - CHANGE IN NONCONFORMING USE

(YOU MAY ATTACH A SEPARATE SHEET)

DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE IS MORE IN CHARACTER WITH, OR EQUAL TO, THE USES OTHERWISE PERMITTED IN THE ZONING DISTRICT THAN THE EXISTING OR PRIOR NONCONFORMING USES. Not Applicable	-
DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE WILL NOT SUBSTANTIAL AND PERMANENTLY INJURE THE USE OF NEIGHBORING PROPERTY FOR THOSE USES PERMITTED WITHIN THE RELEVANT ZONING DISTRICT(S). Not Applicable	L)
IS ADEQUATE INFRASTRUCTURE CAPACITY AVAILABLE TO SERVE THE PROPOSED NONCONFORMING USE? Not Applicable	
IS THE PROPOSED USE ONE THAT IS OTHERWISE PERMISSIBLE IN ANOTHER ZONING DISTRICT WITHIN THE CITY? Not Applicable	_

Applicant Response To Section 19-2.3.5(D)(1), Standards-Special Exception 610 Pendleton Street, Greenville, S.C.

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

The Future Land Use Map of the City's GVL2040 Comprehensive Plan designates this property as Neighborhood Mixed Use. The West End Small Area Plan further defines acceptable uses of the property as Residential, Commercial, Office, Lodging, Recreational, Civic, and Restaurant. The proposed use is an expansion of a group living, which is a permitted use.

2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN SECTION 19-4-3, USE SPECIFIC STANDARDS.

Group Living/Boardinghouse.

The existing structure and the proposed carriage house have a representative (employee) of the owner residing on the property. The existing structure has been operated as a group living dwelling unit for 12 years. The proposed carriage house would be an expansion of the existing use which is an allowed special exception in the RDV District.

The property is owned by Homes of Hope, a Greenville based non-profit. The existing structure provides housing for Homes of Hope's Men's Workforce Development program, which is a voluntary, one-year residential program in which interns live and learn together through mentorship, education, and training. The program has existed at the property for xx years. The proposed carriage house would offer a next level housing option for graduates of the program.

3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEROF.

Adjacent Properties are zoned and used as follows:

- North: R-M2 multi-family residential; Vacant owned by compatible non-profit offering group living housing options for clients of the non-profit.
- East: RDV, redevelopment district; office use and client services of a compatible non-profit.
- South: RDV, redevelopment district, vacant property, and a cell phone tower



• West: RDV, redevelopment district, group living provided by a compatible nonprofit.

The use is an expansion of the group living provided in the existing structure which is compatible with the surrounding properties owned by non-profit offering client services. The expansion of this use includes minimal footprint expansion and no change in the use and hours of operation.

4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING: VISUAL IMPACTS; SERVICE DELIVERY; PARKING AND LOADING; ODORS; NOISE; GLARE; AND VIBRATION. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL NOT CREATE A NUISANCE.

The property is surrounded on three sides by non-profits provided services to clients including group housing. The proposed carriage house, to be constructed within parking spaces of the existing structure, would provide interior garage parking and additional group living space for the Men's Development program. The location of the carriage house would provide a defined developed buffer for adjacent properties. The view from the entry from Pendleton Street would be enhanced by the placement of the carriage house anchoring the rear of the property. Across Pendleton Street from the property is a cell phone tower parcel and a vacant parcel. The construction of the carriage house will not create a nuisance related to noise, additional traffic, parking, or other adverse impacts. The residents in the existing structure do not have their own transportation, therefore relying on public transportation, walking, bicycle, or ministry provided vans and vehicles. The property is located on the Greenlink 903 line and in close proximity to the 504 and 550 lines.

TMS 0080000100901 N/F ALSTON MIKES ASSOCIATION D.B. 1985-1362 P.B. 45F-73 97 1/2" 0PD 10P 973.00 OPEN TOP \$70" 31" 16"E. 90.88" PENCE (TIP.) BUILDING TOM MAG NOL DEV. ASPHALT PARKING LGT TMS 0080000101200 TWS 00600000101000 UNITED MINISTRES 0.8. 1202-745 N/F ALSTON WILKES SOCIETY D.B. 1766-83 P.D. 1225-84 1014.74 BUILDING DOCS NOT PROJECT ONTO SUBJECT PROPERTY BUILDING BUILDING BUILDING FF-1021.19 N71' 50' 57'W 8/4 OPEN TOP 3 - or - or - box N. MEMMAGER STREET PENDLETON STREET (SC HWY 124) (VARIABLE R/W)

SUPPLEYOR'S NOTES:

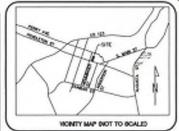
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2.) SOUNDE FOOTAGE AND DIMENSIONS OF STRUCTURESS). ARE FOR INFORMATIONAL PURPOSES ONLY, NCT FOR SALE OR LEASE PURPOSES.

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POSSIBLE PROJECTIONS

NONE OBSERVED



LAND AREA:

17,812 SQ.FT. 0.41 ACRES





TREELAND & ASSOCIATES, NO. 1 323 WEST STONE AVE. GREENALIE S.C. 59609 TD. (564) 271-4924 FAX: (564) 233-0315 EMIL: IntoOnstand-manifelescom

| GSUMP: CS PARTY ONEY; C3 D4EDXID: 300 | REF. PLAY BOOK | 100-47 | REF. OEED BOOK | 2404-1049 | TAX MAP | 000000001100 | DATE OF SUPPLY: 8-23-223 | DATE DEAMN: 8-25-2031 | DATE OF LAST REFERENCE

9 29' 49' 60 SCALE: 1" = 28'





PLS: JAMES R. FREELAND NO: 4781

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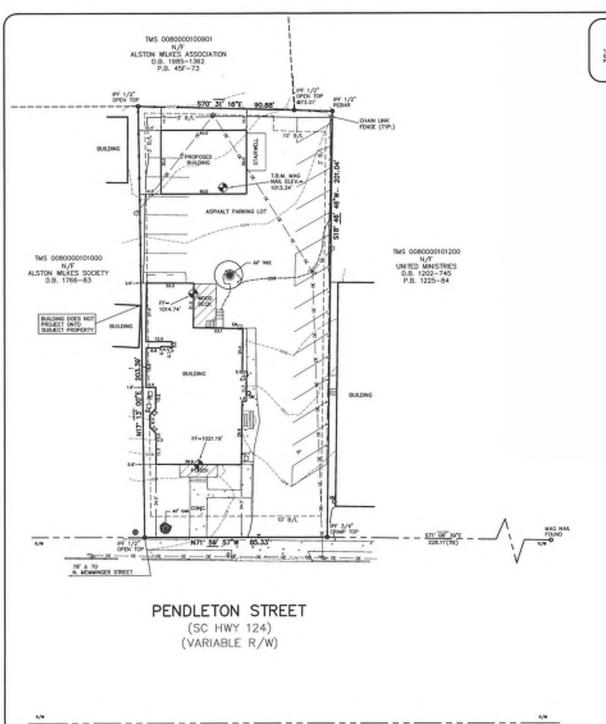
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STATE OF SOUTH CAROLINA GREENMILLE COUNTY CITY OF GREENMILLE

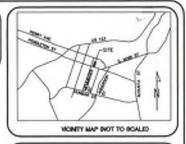
TOPOGRAPHIC SURVEY FOR HOMES OF HOPE, INC.

SITE ADDRESS: 610 PENDLETON STREET GREENVILLE, SC 29601



SURVEYOR'S NOTES:

1.) DOWNS PROVIDED BY THE APPROVENCE SOMEOMETRIC, ANDREY: TO DE USED FOR INFORMATIONAL PURPOSES ONLY.



POSSIBLE PROJECTIONS

NONE OBSERVED

LAND AREA

17,812 SQ.FT. 0.41 ACRES



SETBACK INFORMATION TAKEN FROM CITY OF GREENWILE ORDINANCE FOR ZONE RDV

FRONT- 10" SDE- 3" (10" FROM RESIDENTIAL) REAR- 3" (10" FROM RESIDENTIAL)



FREELAND & ASSOCIATES, INC.
323 MEST STONE AVE.
08639/MLE S.C. 20000
TEL. (864) 271-4924 FAR: (864) 233-0315
[BAA: Info@freeland-sensoriate.com

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STATE OF SOUTH CAROLINA GREENVILLE COUNTY CITY OF GREENVILLE

EXHIBIT DRAWING FOR HOMES OF HOPE, INC.

SITE ADDRESS: 610 PENOLETON STREET GRODNVILLE, SC 29601

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A NEW RESIDENTIAL BUILDING FOR

HOMES OF HOPE - GIDEON'S HOUSE

610 PENDLETON STREET - GREENVILE, SC 29601

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R216.2 Chemical Tarel Solds Treatment. Chemical formitiotic featurem shall include sold treatment or fixed approach contraction. The concentration applications and method of treatment of the chemical review or and method of the effect of the chemical review.

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INDEX OF DRAWINGS

ARCHITECTURAL DRAWINGS SHEET NAME ISSUE DATE ISSUE DESCRIPTION REV NO REVIDATE A-SS CONTRIBUTED REPORTAL
A-SS COOK RESIDENT RESIDENTIAL
A-SS ROTES & SUPPLIABILITY CONCRIDES FOR REVIEW ACHING DETAILS NEAD BLONG HRS* FLODE PLANS THROOF SCHEDULTS. SCCONG PLONE PUNK POR BRUIES 8516361 INTERPORTURE TO FOLKE TO FOLKE TO THE TENT OF T 00-7-21 00-7-21 00-7-21 00-7-21 A 7 E WILL SECTIONS & DETAIL A 7 E TRAIN SECTIONS & DETAIL



NOT FOR CONSTRUCTION PRELIMINARY

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Coer.



A NEW GARAGI-AVARIMENT UNIT FOR HOMES OF HOPE - GIDEON'S HOUSE 610 PEROLETON STREET - GREENVELE, SC 2003. RESIDENTIAL SHEET COVER 5

At \$4.200.00

Des Politicas A-0.0

